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POLICY RESOLUTION
OF THE
BOARD OF DIRECTORS
OF

Hudson Oaks Townhomes, Section 1B, Owners' Association

The undersigned, being an officer of the Hudson Oaks Townhomes, Section 1B, Owners' Association (the "Association"), certifies that the following resolution was adopted by not less than a majority of the Board of Directors of the Association at a meeting duly called and held for that purpose on June 9, 2010 at which a quorum was at all times present.

WHEREAS, the Board of Directors of the Association desires to adopt a policy relating to the use of generators while on the property, described as Hudson Oaks, Section 1B, for the safety and pleasure of its residents;

BE IT RESOLVED, that after the effective date of this policy, residents, their guest and/or family members using a generator shall comply with the following rules and regulations as set forth in this document:

1. A generator is not to be run indoors. It must be placed in a well ventilated area.
2. Storage of gasoline on a patio or balcony is prohibited. Gasoline or any other flammable is to be stored in a (government approved container) and placed in the car port area.
3. Hours of operations shall be 6:00 a.m. to 10:00 p.m. except for residents with a chronic medical condition; i.e. power to operate oxygen or other life-saving equipment.
4. Non-compliance of these rules will result in a \$100.00 fine per occurrence.

The above resolution is in conformity with Article 1, Paragraph 21 of the Condominium Declaration, Rules and Regulations for the Hudson Oaks Townhomes Section 1B Owners Association, Inc.

FILED FOR RECORD
8:00 AM

JUN 23 2010

Donald L. Hyman
County Clerk, Harris County, Texas

RP 072-59-0810

SECRETARY'S CERTIFICATE OF FILING

I, Shirley Druggan, certify that:

I am the duly qualified and acting secretary of Hudson Oaks Townhomes Section 1-B Owner's Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Hudson Oaks Townhomes Section 1-B Owner's Association, Inc.

The attached instrument is being presented for recording in the Official Public Records of Real Property of Harris County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: June 09, 2010

Shirley L. Druggan
Shirley Druggan, Secretary for
Hudson Oaks Townhomes Section 1-B Owner's
Association, Inc. 10
no e

THE STATE OF TEXAS

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COUNTY OF HARRIS

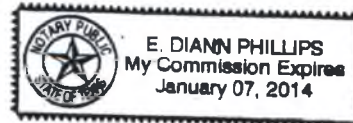
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This instrument was acknowledged before me on the 9th day of June, 2010, by Shirley Druggan, Secretary of Hudson Oaks Townhomes Section 1-B Owner's Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

E. Diann Phillips
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Walter E. Spears
Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079



HP 072-59-0811

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris
County, Texas on

JUN 23 2010



Beverly L. Kaufman

COUNTY CLERK
HARRIS COUNTY, TEXAS

HP 072-59-0812

SECRETARY'S CERTIFICATE OF FILING

I, Cassandra Jew, certify that:

I am the duly qualified and acting secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.

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The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris, Texas, pursuant to Section 202.006 of the Texas Property Code.

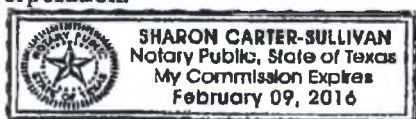
Dated: 11-27-2012

Cassandra Jew
Printed Name: Cassandra Jew
Secretary, HUDSON OAKS TOWNHOMES
SECTION 1B OWNERS ASSOCIATION, INC.

10R

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of November, 2012, by Cassandra Jew, Secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Sharon Carter-Sullivan
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

ER 043 - 10 - 0624

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF FLAGS**

THE STATE OF TEXAS §

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COUNTY OF HARRIS §

WHEREAS, HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the community (referred to collectively as "Declarations"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 20, 2011, to add Section 202.011 ("Section 202.011") thereto regarding the display of flags; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Flags* within the community.

1. These Guidelines apply to the display of ("Permitted Flags"):
 - a. the flag of the United States; and
 - b. the flag of the State of Texas; and
 - c. the official flag of any branch of the United States armed forces.
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - a. flags for schools, sports teams, businesses or foreign countries; or
 - b. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - c. historical versions of flags permitted in Section 1 above.
3. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Association is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
4. Permitted Flags must be displayed in a respectful manner in accordance with the

\current relevant federal, state or military code.

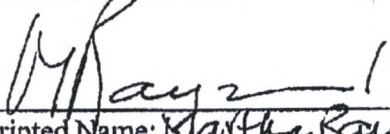
5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
6. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
7. Only one Permitted Flag may be displayed on any flagpole.
8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
10. A Free-standing flagpole may not exceed twenty feet (20') in height, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions.
11. Free-standing flagpoles may not be installed in any location described below:
 - a. in any location other than the Owner's property; or
 - b. in any Common Area of the project.
12. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - a. be ground mounted in the vicinity of the flag; and
 - b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - c. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - d. provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.

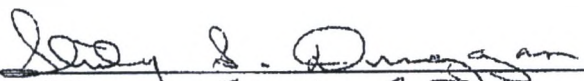
13. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
14. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
15. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

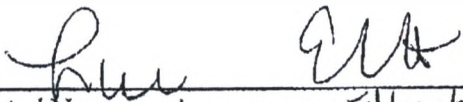
The guidelines are effective upon adoption and recordation in the Public Records of Harris County, Texas and supersede any guidelines for display of flags which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 27 day of November 2012.

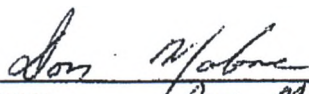
BOARD MEMBERS


 Printed Name: Martha Raymond


 Printed Name: Shirley S. Druggan


 Printed Name: Lynn Elbert


 Printed Name: Cassandra Jan


 Printed Name: Don Malone

Printed Name: _____

ER 043 - 10 - 0628

20130155881

Pages 5

04/04/2013 08:35:55 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

NOTICE
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SECRETARY'S CERTIFICATE OF FILING

I, Cassandra Jew certify that:

I am the duly qualified and acting secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.

The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 11-27-2012

Cassandra Jew
Printed Name: Cassandra Jew
Secretary, HUDSON OAKS TOWNHOMES
SECTION 1B OWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of November, 2012, by Cassandra Jew, Secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Sharon Carter-Sullivan
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

ER 043 - 10 - 0498

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS**

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

WHEREAS, HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the community (referred to collectively as "Declarations"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to amend Section 202.007(d) ("Section 202.007") thereto dealing with rain barrels and rainwater harvesting systems (referred to collectively as "Rainwater Recovery Systems" or "Systems"); and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation and maintenance of Rainwater Recovery Systems therein, it is appropriate for the Association to adopt guidelines regarding Rainwater Recovery Systems.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Rainwater Recovery Systems* within the community.

1. Rainwater Recovery Systems may be installed with advance written approval of the Association subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the Association.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure

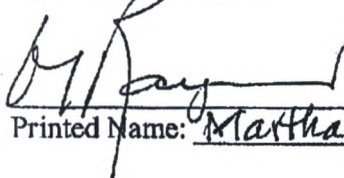
precludes screening as described above with the following restrictions:

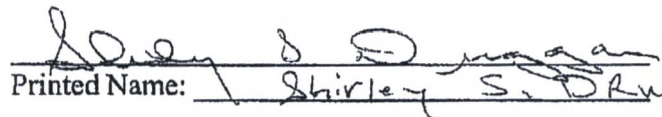
- a. the barrel must not exceed 55 gallons;
 - b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
 6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Association approved ponds may be used for water storage.
 7. Harvested water must be used and not allowed to become stagnant or a threat to health.
 8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

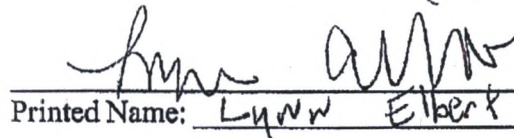
The guidelines are effective upon adoption and recordation in the Public Records of Harris County, Texas and supersede any guidelines for rainwater recovery systems which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

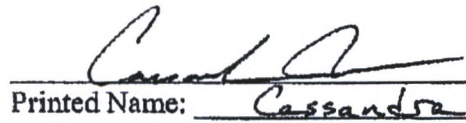
Approved and adopted by the Board on this 27 day of November, 2012.

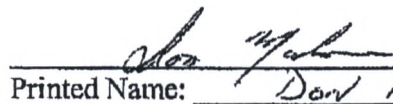
BOARD MEMBERS


Printed Name: Martha Raymond


Printed Name: Shirley S. Druggan


Printed Name: Lynn Elbert


Printed Name: Cassandra Jew


Printed Name: Don Malone

Printed Name: _____

ER 043 - 10 - 0501

ER 043 - 10 - 0502

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Pages 5

04/04/2013 08:31:29 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

NOTICE
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SECRETARY'S CERTIFICATE OF FILING

I, Cassandra Jew, certify that:

I am the duly qualified and acting secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.

The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris, Texas, pursuant to Section 202.006 of the Texas Property Code.

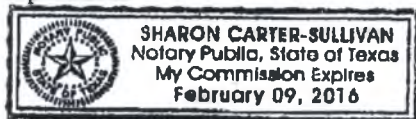
Dated: 11-27-2012

Cassandra Jew
Printed Name: Cassandra Jew
Secretary, HUDSON OAKS TOWNHOMES
SECTION 1B OWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of November, 2012, by Cassandra Jew, Secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Sharon Carter-Sullivan
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

ER 043 - 10 - 0534

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**

THE STATE OF TEXAS §

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COUNTY OF HARRIS §

WHEREAS, HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the community (referred to collectively as "Declarations"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 20, 2011, to add Section 202.018 ("Section 202.018") thereto dealing with the regulation of display of certain religious item; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Certain Religious Items* within the community.

1. A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.
2. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
3. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
4. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a. threaten public health or safety;
 - b. or violate any law; or
 - c. Contain language, graphics or any display that is patently offensive to a passerby.
5. Approval from the Association is not required for displaying religious items in

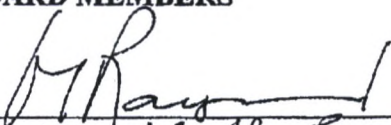
compliance with these guidelines.

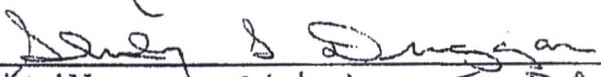
6. The Association may remove any items displayed in violation of these guidelines.

The guidelines are effective upon adoption and recordation in the Public Records of Harris County, Texas and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 27 day of November, 2012.

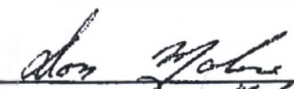
BOARD MEMBERS


Printed Name: Martha Raymond


Printed Name: Shirley S. Druggan


Printed Name: Lynn Elliott


Printed Name: Cassandra Jew


Printed Name: Don Malone

Printed Name: _____

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ER 043 - 10 - 0537

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Pages 4

04/04/2013 08:32:41 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

SECRETARY'S CERTIFICATE OF FILING

I, Cassandra Jew, certify that:

I am the duly qualified and acting secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.

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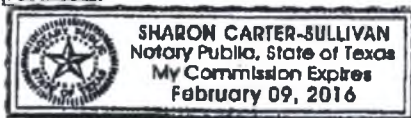
Dated: 11-27-2012

Cassandra Jew
Printed Name: Cassandra Jew
Secretary, HUDSON OAKS TOWNHOMES
SECTION 1B OWNERS ASSOCIATION, INC.

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1EE

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of November, 2012, by Cassandra Jew, Secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Sharon Carter-Sullivan
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.
GUIDELINES FOR ROOFING MATERIALS**

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

WHEREAS, HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the community (referred to collectively as "Declarations"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 20, 2011, to add Section 202.011 ("Section 202.011") thereto dealing with the regulation of roofing materials; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding roofing materials therein, it is appropriate for the Association to adopt guidelines regarding roofing materials within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the community.

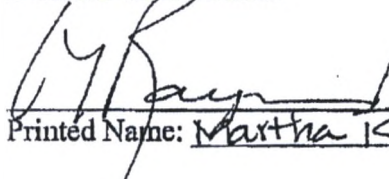
1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Association. Wood shingles are specifically prohibited.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Acceptable colors are _____. Tile and built up roofs must be earthtone in color (i.e. black, brown, tan or gray, no blues, reds or yellows).
4. Ridge vents are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
5. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
6. Subject to Section 7 below and with advance written approval from the Association, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - b. provide solar energy capture capabilities; or

- c. provide greater resistance and to wind and hail damage.
7. Once installed, any such Alternative Shingles must:
- a. resemble the shingles used or authorized to be used on other structures within the Association;
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of properties surrounding the owner's property.

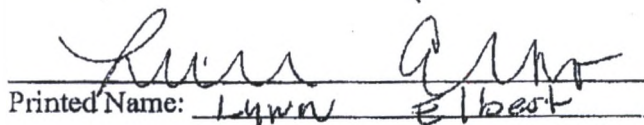
The guidelines are effective upon adoption and recordation in the Public Records of Harris County, Texas and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

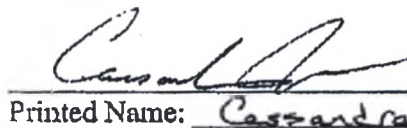
Approved and adopted by the Board on this 27 day of November, 2012.

BOARD MEMBERS


Printed Name: Martha Raymond


Printed Name: Shirley S. Druggan


Printed Name: Lynn Elbert


Printed Name: Cassandra Tev

Printed Name: _____

Printed Name: _____

ER 043 - 10 - 0541

20130155866

Pages 4

04/04/2013 08:32:52 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

SECRETARY'S CERTIFICATE OF FILING

I, Cassandra Jew, certify that:

I am the duly qualified and acting secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.

The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 11-27-2012

Cassandra Jew
Printed Name: Cassandra Jew
Secretary, HUDSON OAKS TOWNHOMES
SECTION 1B OWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of November, 2012, by Cassandra Jew, Secretary of HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Sharon Carter-Sullivan
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

ER 043 - 10 - 0503

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC.
GUIDELINES FOR SOLAR ENERGY DEVICES**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the community (referred to collectively as "Declarations"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 20, 2011, to add Section 202.010 ("Section 202.010") thereto dealing with the regulation of solar energy devices; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the community.

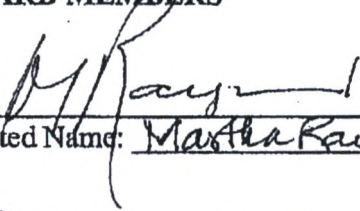
1. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may only be installed with advance written approval of the Association; subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:

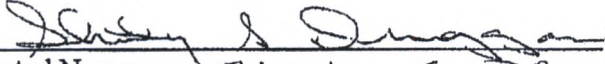
- a. have no portion of the Device higher than the roof section to which it is attached.

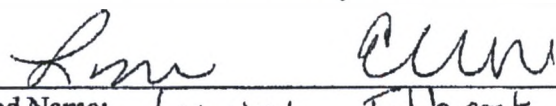
The guidelines are effective upon adoption and recordation in the Public Records of Harris County, Texas and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

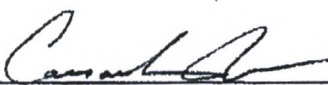
Approved and adopted by the Board on this 27 day of November, 2012.

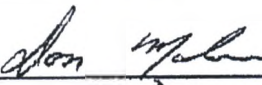
BOARD MEMBERS


Printed Name: Martha Raymond


Printed Name: Shirley S. Druggan


Printed Name: Lynn Elbert


Printed Name: Cassandra Jew


Printed Name: Don Malone

Printed Name: _____

ER 043 - 10 - 0505

ER 043 - 10 - 0506

20130155861

Pages 4

04/04/2013 08:32:11 AM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

**SECRETARY'S CERTIFICATE OF
HUDSON OAKS TOWNHOMES SECTION 1B
OWNERS' ASSOCIATION, INC.
(LEASING RULES)**

The undersigned, being the duly elected, qualified, and acting Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration (for) Hudson Oaks Townhomes Section 1B" recorded in Vol. 79, Page 1, et seq., of the Condominium Records of Harris County, Texas (said recorded document, and all exhibits, and any and all amendments thereto being referred to collectively herein as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors of the Association held on May 17, 2016, with at least a majority of the Board of Directors being present, the Leasing Rules attached hereto as Exhibit "A" were adopted and approved by the Board of Directors pursuant to the authority granted by the Declaration and Section 82.102 (a)(7) of the TEXAS PROPERTY CODE.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 17th day of May, 2016.

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS'
ASSOCIATION, INC.,** a Texas non-profit corporation

By: Brian Malgou
Brian Malgou, Secretary

STATE OF TEXAS

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§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 17 day of May 2016, by Brian Makyan, Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral
Notary Public, State of Texas

RECORD AND RETURN TO:

Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024





THE UNIVERSITY OF CHICAGO
LIBRARY

EXHIBIT "A"

HUDSON OAKS TOWNHOMES SECTION 1B OWNERS' ASSOCIATION, INC. LEASING RULES

1. Each Owner shall be required to, and shall be solely responsible for reviewing, researching, and determining the character, criminal background, sex-offender background, prior conviction background, prior landlord referrals, and/or suitability of each prospective tenant and/or other occupant of his or her Unit in such manner which is reasonable and prudent of landlords in Houston, Harris County, Texas, for properties comparable to Hudson Oaks Townhomes Section 1B at the time such lease application is made/lease entered into. In the event that any Owner fails or refuses to undertake the review and research as to such matters, such Owner shall be liable to any party whomsoever who suffers any damage or injury resulting from the acts of any such tenant/occupant which would have been reasonably foreseeable had the Owner performed such review and research as to such matters and such matters disclosed information which a reasonable and prudent landlord in Houston, Harris County, Texas, leasing similar property would have considered unfavorable and grounds for rejection of lease approval. Further, in the event that an Owner undertakes the review and research as to such matters, and such review and research discloses matters which a reasonable and prudent landlord in Houston, Harris County, Texas, leasing similar property would have considered unfavorable and grounds for rejection of lease approval, and such Owner elects to lease to such tenant/occupant notwithstanding same, then such Owner shall be liable to any party whomsoever who suffers any damage or injury resulting from the acts of any such tenant/occupant which would have been reasonably foreseeable given the matters disclosed by such review and research. The Association, the Board of Directors, the Officers, and the agents of the Association shall have no obligation to review, research, and/or determine the character, criminal background, sex-offender background, prior conviction background, prior landlord referrals, and/or suitability of any prospective tenant/occupant of any Unit in the property.
2. All leases must be in writing, and subject to the terms of the Declaration, By-Laws, Rules and Regulations, and policy resolutions of the Association. In the event that any tenant/occupant violates any restrictive covenant, term, or condition contained in the Declaration, By-Laws, Rules or Regulations or policy resolutions, such default shall constitute a default under the lease and the Owner of such Unit shall, within ten (10) days following written demand by the Association, declare the Lease to be in default, and commence forcible entry and detainer (eviction) proceedings against the tenant/occupant as a result of such default.
3. Not later than the thirtieth (30th) day after the date an Owner leases a Unit to a tenant/occupant, the Owner shall provide the Association with the following:
 - a. A copy of the fully completed and executed lease (information deemed

personal such as social security numbers, business terms, rent amount, etc. may be redacted) if requested by the Association;

- b. As required by Section 82.114(e)(3) of the TEXAS PROPERTY CODE, if not shown in the copy of the lease delivered pursuant to item (a) above, the name, address, and telephone number of each and every person occupying the Unit as a tenant/occupant under lease; and
- c. As required by Section 82.114(e)(4) of the TEXAS PROPERTY CODE, if not shown in the copy of the lease delivered pursuant to item (a) above, the name, address, and telephone number of any person managing the Unit as agent of the Unit Owner.

Owners who fail or refuse to provide the documentation and information required by this Paragraph 3 within the time required shall be subject to the levy of an initial fine in the amount of Two Hundred Dollars (\$200.00), with a subsequent fine of One Hundred Dollars (\$100.00) per month thereafter until such time that all of the required information is properly delivered. Any Owner who fails or refuses to provide the documentation required by this Paragraph 3 on two (2) or more occasions during any cumulative twelve (12) month period shall be subject to the levy of a fine in the amount of One Hundred Dollars (\$100.00) for each additional time the Owner fails or refuses to provide such information to the Association.

- 4. Each Owner shall provide the Association with at least ten (10) day written notice prior to any new tenant/occupant moving into a Unit under a lease; and a ten (10) day written notice prior to any tenant moving out of a Unit under a lease. Such notice shall be provided to the Association in care of the Association's managing agent.
- 5. Each Owner shall be responsible for, and shall pay for damage to the common elements or any unit caused by the negligence or willful misconduct of the Owner's tenant, any other occupant of the Owner's Unit, or the tenant's/occupant's family, guests, employees, contractors, agents, or invitees.
- 6. Each Owner shall be liable to the Association for violations of the Declaration, By-Laws, or Rules and Regulations of the Association by any tenant of the Owner, or any occupant of the Owner's Unit, or any of the tenant's/occupant's family, guests, employees, agents, or invitees, and for costs incurred by the Association to obtain compliance, including attorney fees, whether or not suit is filed.
- 7. Units shall not be leased for hotel or transient purposes.
- 8. Units shall not be leased for any term of less than six (6) months.
- 9. No Owner shall lease less than an entire Unit.

10. In the event these Leasing Rules are violated by an Owner, the Association may bring an action at law against the Owner for declaratory and/or injunctive relief with any court of competent jurisdiction, or seek any other remedy allowed by law. In any event, the Association shall be entitled to seek and collect reasonable attorney fees, costs, and expenses incurred in the enforcement of these Leasing Rules.
11. The "Effective Date" of these Leasing Rules shall be the date same are duly recorded in the Official Public Records of Harris County, Texas. Any and all leases with a lease term that began on or prior to the Effective Date shall be "grandfathered" and not subject to the provisions and requirements of these Leasing Rules. Any and all leases with a lease term that commences after the Effective Date of these Leasing Rules shall be subject to all of the provisions and requirements of these Leasing Rules.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD
8:00 AM

JUL 12 2016

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

JUL 12 2016



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

**SECRETARY'S CERTIFICATE
HUDSON OAKS TOWNHOMES SECTION 1B OWNERS ASSOCIATION
A Texas Non-Profit Corporation**

Resolution Regarding Assessments for Violation of Rules & Regulations and Deed Restrictions

The undersigned, being the duly elected, qualified and acting Secretary of Hudson Oaks Townhomes Section 1B Owners Association, a Texas non-profit corporation (the "Association"), and the keeper of the minutes and records of the said corporation, does hereby certify that the following is a true and correct resolution of this corporation as adopted by the Board of Directors (the "Board") at a duly called meeting held on June 21, 2016.

WHEREAS, the Association is responsible for governance and maintenance of Hudson Oaks Townhomes Section 1B Owners Association as described in the "Condominium Declaration Hudson Oaks Townhomes Section 1B", filed under County Clerk's File Number F739144 of the Condominium Records of Harris County, Texas and any and all amendments thereto (the "Declaration").

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations in the interest of the community, pursuant to state and its governing documents; and

WHEREAS, there is a need for a policy with regard to assessments for violation of the rules and regulations and deed restrictions of Hudson Oaks Townhomes Section 1B Owners Association,

AND WHEREAS, the Board of Directors of Hudson Oaks Townhomes Section 1B Owners Association, wish to make this policy a matter of record,

NOW THEREFORE, BE IT RESOLVED, the Board of Directors on behalf of Hudson Oaks Townhomes Section 1B Owners Association sets the policy as follows:

The unit owner will be sent a First Notice upon inspection of a said violation requesting immediate cure of same. If the matter is not cured immediately, the unit owner will be sent a Second Notice;

The Second Notice will advise the unit owner that he has the right to request a hearing before the Board of Directors. Said request for a hearing must be received in writing within 30 days from the date of the letter. It will also advise him that a violation assessment ranging from \$25.00 to \$200.00 will be imposed if the violation is not cured. If said violation is not cured within 30 days, the unit owner will be sent a Third Notice;

The Third Notice will impose a violation assessment in the amount of \$50.00 for each infraction of the Deed Restrictions for Hudson Oaks Townhomes Section 1B Owners Association;

The Fourth Notice will impose a violation assessment in the amount of \$100.00 for each infraction of the Deed Restrictions for Hudson Oaks Townhomes Section 1B Owners Association;

The Fifth Notice, and each notice thereafter, will impose a violation assessment in the amount of \$200.00 for each infraction of the Deed Restrictions for Hudson Oaks Townhomes Section 1B Owners Association

Should the violation not be cured after processing the Fifth Notice, the Unit and Violation will be discussed among the Members of the Board at a Board of Directors Meeting in order to determine the next step to be taken in deed restriction enforcement.

If said violation is not cured *upon imposing the initial violation fine*, the Association will follow through with any remedy available to have the violation corrected, this will include, but not be limited to, employing an attorney to file a lawsuit against the owner.

Payment for all costs incurred will become the responsibility of the owner.

Brian Maljean
Brian Maljean, Secretary for
Hudson Oaks Townhomes Section 1B
Owners Association
a Texas Non-Profit Corporation

6/21/16
Date

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

This instrument was acknowledged before me on the 21 day of June, 2016, by Brian Maljean, Secretary of Hudson Oaks Townhomes Section 1B Owners Association, a Texas non-profit Corporation, on behalf of said corporation.

Kelly A Futral
Notary Public in and for the State of Texas

Record and Return to: ✓
Hudson Oaks Townhomes Section 1B Owners Association
c/o Creative Management Company
8323 Southwest Freeway, Suite #330
Houston, TX 77074



Resolution Regarding Assessments for Violation of Rules & Regulations and Deed Restrictions
Hudson Oaks Townhomes Section 1B Owners Association

FILED FOR RECORD
8:00 AM

JUL 19 2016

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

JUL 19 2016



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

**SECRETARY'S CERTIFICATE OF
HUDSON OAKS TOWNHOMES SECTION 1B
OWNERS' ASSOCIATION, INC.
(PORTABLE AND TEMPORARY GENERATORS)**

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Notice
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The undersigned, being the duly elected, qualified, and acting Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration (for) Hudson Oaks Townhomes Section 1B" recorded in Vol. 79, Page 1, et seq., of the Condominium Records of Harris County, Texas (said recorded document, and all exhibits, and any and all amendments thereto being referred to collectively herein as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors of the Association held on August 21, 2018, with at least a majority of the Board of Directors being present, the Rules Regarding Portable and Temporary Generators attached hereto as Exhibit "A" were adopted and approved by the Board of Directors pursuant to the authority granted by the Declaration in Article 1, Paragraph 21.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 21 day of Aug., 2018.

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation**

By: [Signature]
Garnet Glenn, Secretary

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STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 21st day of August 2018, by Garnet Glenn, Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral
Notary Public - State of Texas

RECORD AND RETURN TO: *W*

Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024

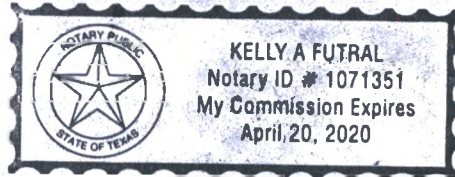


EXHIBIT "A"

**HUDSON OAKS TOWNHOMES SECTION 1B
RULES REGARDING PORTABLE AND TEMPORARY GENERATORS**

THESE RULES REGARDING PORTABLE AND TEMPORARY GENERATORS HEREBY AMEND AND REPLACE IN ITS ENTIRETY THAT CERTAIN POLICY RESOLUTION RECORDED ON JUNE 23, 2010, UNDER HARRIS COUNTY CLERK'S FILE NO. 201000265342.

1. Portable and temporary generators are prohibited at Hudson Oaks Townhomes Section 1B.
2. Portable and temporary generators shall not be operated indoors or outdoors.
3. Non-compliance with these rules will result in a \$500.00 fine per occurrence. Fines shall be levied in accordance with Section 82.102(d) of the TEXAS PROPERTY CODE as same currently exists or as may be amended from time to time in the future.

FILED FOR RECORD

8:00:00 AM

Wednesday, September 5, 2018

Stan Stuart

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Wednesday, September 5, 2018



Stan Stuart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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notice
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RP-2019-219679
05/28/2019 RP2 \$64.00

**SECRETARY'S CERTIFICATE OF
HUDSON OAKS TOWNHOMES SECTION 1B
OWNERS' ASSOCIATION, INC.
(RULES AND REGULATIONS)**

The undersigned, being the duly elected, qualified, and acting Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration (for Hudson Oaks Townhomes Section 1B" recorded in Vol. 79, Page 1, et seq., of the Condominium Records of Harris County, Texas (said recorded document, and all exhibits, and any and all amendments thereto being referred to collectively herein as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors of the Association held on April 17, 2019, with at least a majority of the Board of Directors being present, the Rules and Regulations attached hereto as Exhibit "A" were adopted and approved by the Board of Directors pursuant to the authority granted by the Declaration and Section 82.102 (a)(7) of the TEXAS PROPERTY CODE. lee

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 17 day of April, 2019.

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation** m

By: _____

Mary Ann White Secretary
Mary Ann White

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 17th day of April 2019, by Mary Ann White, Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral
Notary Public - State of Texas

✓✓
RECORD AND RETURN TO:

Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024



EXHIBIT “A”

WELCOME TO HUDSON OAKS SECTION 1B

CONDOMINIUM POLICIES

Condominium living requires consideration by all for all to enjoy.

No offense is intended in the following policies.

This information is offered as helpful to all.

Presented as a service by:

The Board of Directors for
Hudson Oaks Section 1B

HUDSON OAKS SECTION 1B

Updated Resident Policies for all Owners and Tenants

Hudson Oaks Section 1B

Is governed by the laws of the community on which it is located and by the "Condominium Declaration and By-Laws" filed with Harris County by its original developers and accepted by homeowners upon purchase. Copies of these documents in full are available by contacting the Association's Management Company for a nominal copy cost.

Is an individually owned homeowners association, not apartments. Common area definition is any exterior area which no additions, alterations, or removal can be made without prior written submission to the Board of Directors via the Management Company. These requests may be submitted by **owners only**. These additions and alterations consist of exterior balcony items, front landing items and planting of any items within the common area.

Any complaints or deviations regarding these Rules and Regulations, violations, etc. will be acknowledged from an **owner only**. If you are a tenant, please advise your landlord of your concerns.

The Rules and Regulations apply to owners, residents, lessees, contractors and guests of owners, residents and lessees.

Living in close proximity to one another.....

The Homeowners Association is dedicated to protecting common interests and investments.

The Board of Directors of the Homeowner's Association has approved the following policies to be an addition to local laws and to be a brief summarization of the "Declaration and By-Laws."

The Association's contracted Management Company has the Association's authority to enforce these policies, as well as the Declaration and By-Laws. Continued non-compliance by any owner or tenant may result in the Homeowner's Association levying escalating fines.

ALTERATION OF PROPERTY

To the public view, nothing shall be altered or constructed in, or removed from, the original elements without prior written consent of the Association's Board of Directors including, but not limited to, ...

- Placement of any advertising material in any form
- Drying, hanging or airing clothing or household fabrics
- Addition of outside canopies, shades or blinds
- Placement of additional numbering on any element
- Removal or alteration of patio fences or balcony walls
- Replacement of windows
- Replacement of doors
- Installation of storm doors

Patios can be tiled or painted any color if the patio is not visible from the common area. If the patio is visible, tile and paint must be neutral in color.

Any interior modifications, which may affect the structural integrity of a unit or building, must be approved by the Board of Directors in advance, in writing.

POOL RULES

Hudson Oaks Section 1B is a private residential community. Owners and tenants should warn neighborhood children, teenagers and adults that the pool is private property. Residents are reminded that only adults may invite guests, as all guests must be accompanied by an adult owner or tenant. Authoritative control will be taken against trespassers.

Pool rules are posted in the pool area.

NOISE

All Hudson Oaks Section 1B owners and residents shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such a manner as may disturb or tend to disturb other owners or residents. No unit shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment of other residents, nor shall any nuisance, immoral or illegal activity be committed or permitted to occur at Hudson Oaks Section 1B.

VEHICLES/PARKING

Rules regarding vehicles and parking in the common area and assigned parking spaces are as follows. For purposes of these Rules, vehicles include automobiles, motorcycles, motorized bikes, passenger trucks, small vans and similar passenger vehicles.

- Each unit has one or two assigned covered parking space, which must be used as the primary parking space. All guest parking is for the temporary use of visitors and should not be used as additional parking spaces for resident vehicles. A vehicle parked on any street for more than 72 hours at a time may be subject to towing after initial warning.
- Owners or residents shall not permit their family, guest or invitees to use parking spaces of other owners or residents.
- Parking such that a dumpster is blocked is prohibited.
- Each owner, resident, and/or guest shall operate his or her vehicle in a safe and cautious manner when entering, exiting or maneuvering within the parking area so as to minimize the risk of property damage and personal injury.
- Inoperative vehicles are not permitted anywhere on the property.
- Tires must be fully inflated.
- Abandoned or stored vehicles are not permitted. An abandoned or stored vehicle shall mean any vehicle not intended for active use, which intent shall be presumed as to any vehicle parked in the common area for a period in excess of 48 hours. Requests for parking in excess of the time limit may be made to the Board of Directors in writing upon demonstration of good cause.
- Washing vehicles on the property is prohibited.
- Vehicles must be taken off the property for routine maintenance.
- No vehicle may be parked such that they block handicap access and/or sidewalks.
- No vehicle may be parked in a manner that interferes with access to any entrance to or exit from the property or another owner's parking space. No vehicle may obstruct the flow of traffic, create a nuisance or otherwise create a safety hazard on the property.
- Park straight into parking spaces and stay within marked spaces.
- Parking on the grass or sidewalks is prohibited.
- Boats, jet skis, trailers, campers, motor homes, recreational vehicles, oversized vans/buses, tractor trailers and the like shall not be parked in any parking area on the property except for loading and unloading (for a period not to exceed 24 hours).
- Motorcycles must be parked in a parking space.
- Commercial vehicles may only park on the property while making repairs to a unit and for a time not to exceed eight (8) hours. Commercial vehicles are defined as vehicles with visible tools, equipment or supplies.
- No noisy or smoky vehicles may be operated on or within the property.
- Vehicles without mufflers are prohibited.
- Vehicles leaking excessive fluids are prohibited.
- All parking spaces shall be used for parking purposes only and may not be used for storage.
- All vehicles owned by owners and residents must have a parking sticker that is issued by the Association.

Violation of the parking rules may result in the vehicle being towed without notice and at the vehicle owner's expense.

Vehicles parked in designated no parking areas and fire zones are subject to immediate towing without notice and at the vehicle owner's expense.

Hudson Oaks Section 1B is not responsible for theft or damage to any vehicle on Hudson Oaks Section 1B property. This is the vehicle owner's responsibility. It is recommended that vehicle owners obtain appropriate coverage through their automobile and/or homeowner agents.

PETS

Rules regarding pets are as follows.

- Pets are not allowed in the common areas unless on a secured leash and under control of the owner.
- No food or water shall be placed outside of a unit for the purposes of feeding or watering any animal.
- Pet owners or walkers are required to pick up all fecal material deposited by their pets at any location the property and disposed of in a proper and sanitary manner in order to prevent disease and maintain cleanliness of the property.
- Pets are not to be left unattended on patios or balconies.
- Pets are not permitted in the pool area.
- Pets are not permitted in the common flowerbeds.
- Cats are not allowed to roam in the common area.
- Household pets are allowed provided they are not kept, bred or maintained for commercial purposes.
- No more than two (2) pets are permitted per unit.
- Pets are not permitted in the immediate vicinity of the mailboxes.
- Pets must be healthy. Owners may be required to provide documentation from a licensed veterinarian.
- Fostering animals is only permitted with proper documentation from a licensed veterinarian that the animals are healthy.
- Owners will be held responsible for any damage to persons or property caused by their pet.
- No aggressive and/or vicious dogs shall be permitted. An aggressive and/or vicious dog by definition is a nuisance. Such prohibited breeds include, but are not limited to, Pit Bull, Rottweiler and Doberman. The determination of what constitutes an aggressive and/or vicious dog shall be made by the Board of Directors in its sole discretion.
- The Association has the right to prohibit or direct the removal of any pet which constitutes, in the opinion of the Board of Directors, a nuisance to any other unit owner.

TRASH SERVICE

All trash must be placed in plastic bags, securely tied and disposed of in one of the dumpsters located on the property.

Trash is not to be placed on the ground in or outside the dumpster enclosures.

DAMAGE TO COMMON PROPERTY

Owners and residents are responsible to make restitution of damages to the Homeowner's Association for any destruction or damage of common property by themselves, their guest(s), or household resident(s), to include incidental use of seasonal decorations.

LANDSCAPING

No planting, transplanting or gardening is permitted on common property by residents without written consent of the Board of Directors. Suggestions for beautifying the common area should be directed to any Association board member or the Management Company for consideration.

Overgrowth of vines on the fences is not permitted.

Landscaping on the patios must be kept trimmed such that the plants are contained within the air space of the patio. Plants must be kept trimmed such that they do not touch the upstairs balcony or patio fence.

INSURANCE

The Association carries insurance on the common areas, including the buildings. Owners and tenants are strongly encouraged to consult with their insurance agents regarding coverage, the cost of which is the owner's or tenant's sole responsibility.

DOORS AND WINDOWS

All windows must have proper window dressing that does not detract from the general appearance of the property. Foil, film, paper, towels, sheets and similar items in windows are prohibited.

All draperies and blinds that are visible outside a townhouse must be white or off-white in color.

Burglar bars must be approved by the Board of Directors in writing prior to installation.

Frosted and broken windows are the responsibility of the owner or resident and must be replaced immediately.

Window fans and window air conditioners are prohibited.

Window screens must be maintained and replaced when torn, damaged and missing.

Replacement windows must have minimal tint and cannot change the structure of the building to install. Windows must be bronze in color on the exterior.

OUTDOOR COOKING/GRILLING

Rules regarding outdoor cooking are as follows.

- Cooking with charcoal and gas grills is regulated by City of Houston Fire Code.
- Charcoal or gas grills must be a minimum of ten feet (10') from a building or structure.
- Remember charcoal and gas grills remain hot and can cause a fire several hours after use.
- The City of Houston Fire Code only applies to the use of outdoor grills in which there is an open flame. Grills in which there is NOT an open flame, such as electric grills, can be used within ten feet (10') of a building or structure.
- Grills are prohibited on second floor landings and balconies.
- Charcoals and/or ashes are not to be deposited in the dumpsters or in landscaped areas to prevent fires.

LEASING

No owner is permitted to rent or lease their unit for hotel or transient purposes, defined as a period of less than six (6) months.

No owner is permitted to lease or rent less than the entire unit. No owner is permitted to lease or rent to more than one bonded family unit.

Each such lease shall provide that the lessee or occupant shall be bound by and subject to all obligations under the Hudson Oaks Section 1B Declaration, By-Laws and these Rules and Regulations. The owner is responsible for the actions of the lessee or occupant of their unit.

CONTRACTORS

- Contractor working hours are 9:00 a.m. to 6:00 p.m. Monday thru Saturday only.
- Contractors are not to work anytime on Sunday.
- Construction debris is to be disposed of outside the community. The Association dumpsters are not to be used for disposal of construction debris.
- No smoking is permitted by contractors.

MISCELLANEOUS

- Units are to be kept in good order and repair.
- No part of the property may be used for purposes other than housing.
- All units shall be used and occupied as private residences for single families or individuals.
- No business of any kind may be conducted in any building on any portion of Hudson Oaks Section 1B.
- Soliciting is prohibited.
- Nothing should be stored, parked or kept in/on the common elements including but not limited to boats, trailers, motorhomes, motorcycles and bicycles.
- Patios and balconies must be kept neat and clean at all times. Owners and residents may place on balconies and patios patio furniture and decorative items. The Board of Directors has the right to determine what constitutes acceptable patio furniture and decorative items.
- Artificial plants cannot be visible on patios or balconies.
- Carports are not to be used for storage.
- Storage of flammables or explosives is prohibited anywhere on the property. Kerosene heaters are prohibited.
- Owners and residents are encouraged to obtain the services of a qualified professional to inspect and clean the dryer and dryer duct and to verify that the duct vents outdoors.
- Patios and balconies are not to be used for general storage.
- Hanging clothes, towels, rugs, bedding or items of a similar nature on patios, balconies and the common area is prohibited.
- Sidewalks, stairways, driveways, parking areas and all other common areas must not be obstructed or used for any other purpose other than ingress and egress.
- Littering is not permitted. Pick-up after yourself and your guests.
- Bicycle, scooter or skateboard riding on sidewalks or grass is not permitted.

- Cable must be buried from the pedestal to the unit and penetrate the wall at the unit. Cable to second floor units cannot be loose and must be next to downspouts, wall transitions or windows.
- Outside and inside water faucets, dishwashers, garbage disposals, and similar apparatus shall not be left running for an unreasonable or unnecessary length of time.
- Hoses shall not be continually connected from any common water faucet to any one unit.
- All owners and residents are required to complete and return the Information Sheet provided by the Management Company. The purpose of the Information Sheet is for mutual benefit should an emergency arise.
- Open houses are not permitted. Realtor, broker and sellers must comply with the legal documents and Rules and Regulations.
- Signs, including FOR SALE and FOR LEASE/RENT signs, are prohibited anywhere on the property without the prior written consent of the Board of Directors with the exception of the common bulletin board located at the mailboxes.
- The foregoing prohibition as to signs is not applicable to political signs as set forth herein. The display of political signs shall be permitted in accordance with Section 202.009 of the Texas Property Code as it currently exists or as same may be amended or modified. The display of political signs advertising a candidate or ballot item for election may be displayed for ninety (90) days before an election or ten (10) days after an election. Political signs cannot be displayed or placed in the Common Elements. Only one (1) sign for each candidate or ballot item is allowed. Political signs that contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component are prohibited. Political signs that are attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object are prohibited. The painting of political sign on an architectural surface is prohibited. Political signs that threaten public health or safety are prohibited. Political signs larger than four feet by six feet are prohibited. Political signs that violate the law are prohibited. Political signs that contain language, graphics, or any display that would be offensive to the ordinary person are prohibited. Political signs accompanied by music or other sounds or by streamers or is otherwise distracting to motorist are prohibited.
- No satellite dishes or antennas are allowed within view or attached to the roof, building, exterior surfaces or fences.

- Children are not permitted to play in the parking area, driveways or climb on patios or balconies. Parents and guardians are responsible for proper supervision and safety of their children. Please supervise children closely.
- The Association, through the Management Company, shall have the right of access during reasonable hours as may be necessary for maintenance, repair or replacement of common areas and to make any required inspections or repairs as necessary to correct or prevent damage to the unit or other units.
- Any plumbing or air conditioning leaks within a unit, which could result in damage to another unit, must be repaired immediately. Clogged drains may cause damage to another unit and must be repaired immediately.
- Smoke detectors should be installed in each unit and properly maintained.
- Be considerate of your neighbors when smoking in units and on patios and balconies. If possible, smoke in the common area away from buildings.
- Electrical fans are prohibited on patios and balconies.
- Hanging items on patios and balconies is not permitted.
- Personal items can not be attached to the exterior of the building.
- Owners and residents are responsible for exterminating the interior, patio and balconies for insects including, but not limited to, roaches, bees and wasps.
- No antennas or dishes shall be attached to any of the buildings or maintained outside of any unit without prior written consent of the Board of Directors.
- Owners and residents are responsible for their guests and visitors. It is the responsibility of the owner or resident to ensure that their guests comply with these Rules and Regulations, the Declaration and By-Laws.

RULES AND REGULATIONS ENFORCEMENT

All violations of the Rules of the Association shall be verified by a member of the Board of the Association, the Association's managing agent, or may be substantiated by a written report by one or more owners or residents of the property. Upon verification of a violation of the rules, or based upon a satisfactory written report(s) of owners or residents, the Association shall, through its managing agent, forward written notice of the violations(s) to (i) if the unit is occupied by the owner, to the owner, and (ii) if the unit is occupied by a tenant, to owner and tenant. All notices of violations to be forwarded to the owner shall be sent to the most current mailing address provided to the Association by such owner. The notice shall (1) describe the violation, (2) state a reasonable period

of time within which the violation must be cured and avoid a fine or other enforcement action and (3) notify the owner that a fine will be levied against the owner unless the violation is cured within the stated period of time. The owner of the unit shall be responsible for the fine notwithstanding that the violation was caused by a tenant or guest. The notice shall further set forth the amount of the fine to be levied and indicate how frequently the fine will be levied if the violation of the rules continues to exist. Not later than the thirtieth (30th) day after the date of such notice, the owner may request a hearing before the Board to contest the fine. Provided, however, that the opportunity to cure the violation and avoid the fine need not be given if the owner was given notice and an opportunity to cure a similar violation within the preceding twelve (12) months. Upon levying the fine, the Association shall give written notice to the owner not later than the thirtieth (30th) day after the date of the levy.

The amount of the fine to be levied against an owner for violation of a rule shall be as follows:

- | | |
|---------------------------|----------|
| ▪ 2 nd notice | \$ 50.00 |
| ▪ 3 rd notice | \$100.00 |
| ▪ 4 th notice | \$150.00 |
| ▪ 5 th notice | \$200.00 |
| ▪ Every notice thereafter | \$200.00 |

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Fines shall be collected in the same manner as assessments.

Owners shall be liable to the Association for violations of these Rules & Regulations by the owner, an occupant of the owner's unit (whether tenant, resident, or the owner's/resident's/tenant's family, guests, employees, agents, or invitees), and for all costs incurred by the Association to obtain compliance, including attorney fees, whether or not suit is filed.

In addition to the foregoing, in the event these Rules and Regulations are violated, the Association may bring an action at law for declaratory and/or injunctive relief with any court of competent jurisdiction; or seek any other remedy allowed by law. In any event, the Association shall be entitled to seek and collect reasonable attorney fees, costs, and expenses incurred in the enforcement of these Rules & Regulations.

APPLICATION OF FUNDS

Funds will first pay late fees, violation fines, attorney fees, damage/repairs cost, and/or any other costs, with the exception of maintenance fees, that may be due on the account at the time payment is received. The remaining balance of funds will then be applied to any maintenance assessment that is currently due on an account.

FILED FOR RECORD

8:00:00 AM

Tuesday, May 28, 2019

Diane Gantman

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, May 28, 2019



Diane Gantman

COUNTY CLERK
HARRIS COUNTY, TEXAS

**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS
HUDSON OAKS TOWNHOMES SECTION 1B OWNERS' ASSOCIATION, INC.
(DOCUMENT RETENTION)**

The undersigned Officer of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on September 23, 2021, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain "Condominium Declaration for Hudson Oaks Townhomes Section 1B" recorded in Volume 79, Page 1, et seq., of the Condominium Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"), the Association is responsible for the administration and operation of Hudson Oaks Townhomes Section 1B (the "Property") and the restrictive covenants set forth therein; and

WHEREAS, by this resolution, the Board of Directors wishes to adopt a policy governing the retention of documents consistent with the provisions of Section 82.1141 of the TEXAS PROPERTY CODE, and to provide disclosure of such policy to current and future owners of units at the Property as to same.

NOW THEREFORE, formal notice is hereby given to all current and future owners of units at the Property as to the policy of the Association, as follows:

**ASSOCIATION POLICY AS TO
DOCUMENT RETENTION**

It shall be the policy of the Association to retain the following documents in accordance with the stated requirements.

1. Certificates of formation, bylaws, restrictive covenants, and all amendments to the foregoing shall be retained permanently;
2. Financial books and records shall be retained for at least seven (7) years;
3. Account records of current owners shall be retained for at least five (5) years;
4. Contracts with a term of one year or more shall be retained for at least four (4) years after the expiration of the contract term;
5. Minutes of meetings of the owners and the board shall be retained for at least seven (7) years, and
6. Tax returns and audit records shall be retained for at least seven (7) years.

The Association shall not be required to retain any documents not shown herein above. After the expiration of the applicable retention period, the

documents are subject to removal from the Association's books and records,
and shall no longer be available for review or inspection.

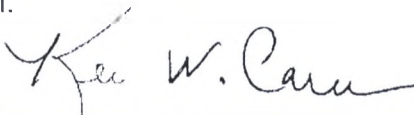
**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation**

By: 
G. Glenn, Secretary
TREASURER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of
SEPTEMBER 2021, by G. GLENN ~~TREASURER~~ Secretary of
Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit
corporation, on behalf of said corporation.




Notary Public - State of Texas

RP-2021-578777

RP-2021-578777

RP-2021-578777
Pages 3
10/07/2021 10:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS
HUDSON OAKS TOWNHOMES SECTION 1B OWNERS' ASSOCIATION, INC.
(RECORD PRODUCTION AND COPYING)**

The undersigned Officer of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on September 23, 2021, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors.

WHEREAS, pursuant to that certain "Condominium Declaration for Hudson Oaks Townhomes Section 1B" recorded in Volume 79, Page 1, et seq., of the Condominium Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"), the Association is responsible for the administration and operation of Hudson Oaks Townhomes Section 1B (the "Property") and the restrictive covenants set forth therein; and

WHEREAS, by this resolution, the Board of Directors wishes to adopt a policy governing the production and copying documents consistent with the provisions of Section 82.1141 of the TEXAS PROPERTY CODE, and to provide disclosure of such policy to current and future owners of units at the Property as to same.

NOW THEREFORE, formal notice is hereby given to all current and future owners of units at the Property as to the policy of the Association, as follows:

**ASSOCIATION POLICY AS TO
RECORD PRODUCTION AND COPYING**

I BOOKS AND RECORDS.

- A. The Association shall make the books and records of the Association, including financial records, open to and reasonably available for examination by an owner or a person designated in writing signed by the owner as the owner's agent, attorney or certified public accountant in accordance with Section 82.1141 of the Texas Property Code. An owner is entitled to obtain from the Association copies of information contained in the books and records
- B. The files of the Association's attorney are not subject to inspection by an owner or production in a legal proceeding. However, attorney fee invoices for which the Association is seeking reimbursement from the owner may be requested by said owner in accordance with Section 82.1141 of the Texas Property Code.
- C. The Association is not required to release or allow inspection of any books or records that identify the dedicatory instrument violation

history of an individual owner, an owner's personal financial information (including records of payment or non-payment of amounts due to the Association), an owner's contact information (other than the owner's address), or information related to an employee of the Association (including personnel files) Information may be released in an aggregate or summary manner that would not identify an individual owner

- D. The Association may release or allow inspection of any of the books and records described in Section I.C. if (1) the express written approval of the owner whose records are the subject of the request for inspection is provided to the Association; or (2) a court orders the release of the books and records or orders that the books and records be made available for inspection.
- E The Association may produce books and records in hard copy, electronic or other format reasonably available to the Association.

II WRITTEN REQUEST AND NOTICES.

- A. An owner or the owner's authorized representative must submit a written request for access or information by certified mail to the mailing address of the Association or authorized representative as reflected in the most current management certificate of the Association recorded in the Official Public Records of Harris County, Texas Such written request must contain sufficient detail describing the Association's books and records being requested. The written request must contain an election to either inspect the books and records before obtaining copies or to have the Association forward copies of the requested books and records
 - 1. If an owner or the owner's representative requests an inspection, the Association shall on or before the tenth (10th) business after the date the Association receives the written request send written notice of dates during normal business hours that the owner or the owner's representative may inspect the books and records to the extent those books and records are in the possession, custody or control of the Association
 - 2. If an owner or the owner's representative requests copies of the identified books and records, the Association shall, to the extent those books and records are in the possession, custody or control of the Association, produce the requested books and records for the requesting party on or before the tenth (10th)

business day after the date the Association receives the written request, except as otherwise provided in this policy.

- B. If the Association is unable to produce the books and records requested on or before the tenth (10th) business day after the date the Association receives the written request, the Association must provide to the requestor a written notice that (1) informs the requestor that the Association is unable to produce the information on or before the tenth (10th) business day after the date the Association receives the written request; and (2) states a date by which the information will be sent or made available for inspection to the requesting party that is not later than the fifteenth (15th) business day after the date notice under this section is given.
- C. If an inspection is requested or required, the inspection shall take place at a mutually agreed on time during normal business hours. The requesting party shall identify the books and records for the Association to copy and forward to the requesting party. The requesting party shall pay, in advance of the inspection, the costs for labor to supervise the inspection in accordance with Section III. After the inspection, the requesting party shall pay, in advance, the costs to copy and forward the identified documents in accordance with Section III.

III COSTS AND EXPENSES.

- A. The Association will charge the requesting party the costs associated with the compilation, production and reproduction of information requested pursuant to this policy. Such costs shall include all reasonable costs of materials, labor, overhead, and postage. Such costs shall be charged based upon the following

COPY COSTS	\$0 10 per page for 8 ½ x 11 pages
	\$0 50 per page for pages 11 x 17 or greater
	Actual costs for specialty paper (color, photographs, maps, etc.)
	\$1 00 for each CD or audio cassette
	\$3 00 for each DVD
LABOR	\$15.00 per hour for actual time to locate, compile, and reproduce books and records (if copy request is more than 50 pages)

OVERHEAD 20% of total labor charge
(if copy request is more than 50 pages)

MATERIALS Actual cost of labels, boxes, folders,
envelopes and other supplies used locate,
compile, and reproduce books and records

POSTAGE Actual cost

B An owner must pay, in advance, the estimated costs of compilation, production and reproduction of the requested information. If the estimated costs are lesser or greater than the actual costs, the Association shall submit a final invoice to the owner on or before the thirtieth (30th) business day after the date the information is delivered. If the final invoice includes additional amounts due from the owner, the additional amounts, if not reimbursed to the Association before the thirtieth (30th) business day after the date the final invoice is sent to the owner, may be added to the owner's account with the Association as an assessment. If the estimated costs exceed the final invoice amount, the owner is entitled to a refund. The refund shall be issued to the owner not later than the thirtieth (30th) business day after the date the final invoice is sent to the owner. The Association shall determine estimated costs of compilation, production and reproduction based upon the amounts shown in Section III A. herein above

HUDSON OAKS TOWNHOMES SECTION 1B OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature]
G. Glenn, Secretary
TREASURER

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of SEPTEMBER 2021, by G. GLENN, TREASURER Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation



[Signature]
Notary Public - State of Texas

RP-2021-578778
Pages 5
10/07/2021 10:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-578778

**CERTIFICATE OF CORPORATE RESOLUTION
HUDSON OAKS 1B OWNERS' ASSOCIATION, INC.
(INSURANCE DEDUCTIBLE)**

The undersigned Officer of Hudson Oaks 1B Owners' Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify that at a duly constituted meeting of the Board of Directors of the Association held on September 23, 2021, with at least a majority of the Board of Directors present, the following resolution was duly made and approved by the Board of Directors

WHEREAS, pursuant to applicable provisions of Chapter 81 and Chapter 82 of the TEXAS PROPERTY CODE, and that certain "Condominium Declaration (for) Hudson Oaks Townhomes Section 1B" recorded in Volume 79, Page 1, et seq. of the Condominium Records of Harris County, Texas, together with all amendments thereto (the "Declaration"), the Association is responsible for administering the Hudson Oaks 1B condominium regime, and the covenants, conditions, and restrictions set forth in the Declaration; and

WHEREAS, the Association is required to insure the insurable common elements and units in accordance with the Declaration and applicable law to the extent that such property insurance is reasonably available; and

WHEREAS, the Board of Directors, having considered all relevant factors, and based on its business judgment to secure such insurance on a commercially reasonable basis, has agreed to certain policy deductibles, which the Board has determined to be appropriate and necessary; and

WHEREAS, the Board of Directors is of the opinion that under certain circumstances, in the event of a casualty loss, unit owners should be responsible for the payment of all or portions of the applicable policy deductible(s), and therefore it is necessary to adopt and enforce an equitable policy in regard to the allocation of liability for payment of the applicable deductible; and

WHEREAS, Section 82.111(a) and (b) of the TEXAS UNIFORM CONDOMINIUM ACT ("TUCA") generally provide that the Association must, to the extent reasonably available, obtain and maintain insurance policies covering the buildings, common elements, and units, but need not include improvements and betterments installed by the unit owners; and

WHEREAS, Section 82.111(c) of TUCA provides that if the insurance required by 82.111(a) and (b) of TUCA is not reasonably available, that generally the Association shall cause notice of that fact to be delivered or mailed to all unit owners and lienholders; and

WHEREAS, the Board of Directors has obtained insurance policies required by 82.111(a) and (b) of TUCA, however the Board, having considered all relevant factors and based upon its business judgment, has determined that such insurance is only available with certain commercially reasonable policy deductible(s) applicable to the respective insured risks, and it is reasonable and customary for a condominium association located

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in Houston, Harris County, Texas to obtain such insurance with stated policy deductible(s) applicable to the respective insured risks, and

WHEREAS, Section 82.111(k) of TUCA provides that the Association, acting through its Board, may by resolution determine the allocation and responsibility for the payment of the cost of the policy deductible and costs incurred before insurance proceeds are available; and

WHEREAS, the Board of Directors is desirous of, pursuant to this Resolution. (i) notifying all unit owners and lienholders pursuant to 82.111(c) of TUCA that the insurance required by 82.111(a) and (b) has been obtained and shall be maintained with a stated policy deductible, so that while the Association shall procure such insurance covering the buildings, common elements and units, such coverage shall be LESS and EXCEPT such deductible amount, and (ii) pursuant to 82.111(k) of TUCA adopting and enforcing an equitable policy in regard to the allocation of responsibility for payment of the applicable deductible and costs incurred before insurance proceeds are available.

NOW THEREFORE, BE IT RESOLVED THAT:

1. Notice is hereby given to all unit owners and lienholders that the insurance obtained by the Association as required by 82.111(a) and (b) of TUCA has one or more stated deductible(s) applicable to the respective insured risks, and as a result, the insurance obtained by the Association covering the buildings, common elements, and units is for an amount LESS and EXCEPT such deductible amount.
2. If the Association's insurance provides coverage for the loss and the cost to repair the damage to a unit or common elements is **more than the amount of the Association's applicable insurance deductible**, the entire cost of the applicable stated insurance deductible and costs incurred before insurance proceeds are available shall be assessed against the unit owner and the unit owner's unit and paid to the Association by the unit owner under any of the following circumstances:
 - a. if such insured loss was caused by or was the result of the negligence, willful misconduct, or wrongful act of the unit owner, an occupant of the owner's unit, or the unit owner's or occupant's family, guests, employees, contractors, agents, or invitees, or
 - b. if such insured loss was due to an occurrence or condition within the owner's unit which was a result of or arose from (i) the failure or malfunction of any component or item within or forming a part of the owner's unit, whether constituting a fixture (plumbing, electrical, etc.), or appliance, or any item of personal property; or (ii) the failure or malfunction of any item or component for which the unit owner is responsible to maintain, repair, or replace under the Declaration, By-Laws, Rules, or applicable law, all irrespective of any negligence, or

- c if the cause of the insured loss cannot be determined, but such loss originated wholly within the owner's unit or the limited common elements appurtenant thereto (or from any item for which the unit owner is responsible to maintain, repair, or replace under the Declaration, By-Laws, Rules, or applicable law).

In situations other than those described above, the Association will pay the applicable policy deductible, as a common expense. In accordance with the Association's dedicatory instruments, such common expense may be levied by the Association as an assessment (i.e., special assessment, insurance loss assessment or other type of assessment) against the Units, and the Unit Owners shall be responsible for payment of such assessment

3. If the cost to repair damage to a unit or common elements covered by the Association's insurance is **less than the amount of the Association's applicable insurance deductible**, then except as provided by Paragraph 4 hereof, in accordance with the provisions of Section 82.111(j) of TUCA, the party who would be responsible for the repair in the absence of insurance shall pay the cost of the repair of the unit or common elements
4. Notwithstanding anything to the contrary in Paragraphs 2 and 3 hereof, and consistent with applicable provisions of Paragraph 2 hereof, (i) in accordance with the provisions of Section 82.111(l) of TUCA, if the damage to a unit or common elements is due wholly or partly to an act or omission of any unit owner or a guest or invitee of the unit owner, the Association may assess the deductible expense and any other expense in excess of the insurance proceeds against the unit owner and the owner's unit; (ii) a unit owner may also be subject to additional liability pursuant Article 6, Section 4 of the Declaration; and (iii) a unit owner may also be subject to additional liability pursuant to the provisions of the dedicatory instruments of the Association.
5. The determination of whether a loss is one described in Paragraph 2 or Paragraph 4 above shall be made in the reasonable and sole discretion of the Board of Directors, whose decision shall be final. Sums determined to be payable by the unit owner to the Association as above required shall be payable within ten (10) days after written demand therefore addressed to the unit owner and sent by certified mail/return receipt request to the unit owner's last known mailing address according to the records of the Association, or by personal delivery
6. Nothing herein shall be construed as to treat the Association's insurance policies as other than primary, or to in any way diminish or modify the coverage provided by the Association's insurance policies. Nothing herein shall be construed or intended to, nor shall same create, any contract for the benefit of any third party or insurer, either voluntarily or by estoppel. Nothing herein shall be construed to extend either insurance coverage or the Association's obligation, with respect to maintenance, repairs, or replacement to a unit and a unit owner's personal property and

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improvements as set forth in the Declaration, By-Laws, Rules, or applicable law. Nothing herein shall affect the right of a unit owner or insurer to recover sums paid on account of the loss caused as described in Paragraph 2 and Paragraph 3 above from a person or entity other than the unit owner whose wrongful or negligent acts may have caused such loss, or to recover such sums from the unit owner whose acts or omissions may have caused such loss if permitted by applicable law. Nothing herein shall create or constitute any limitation on the liability of a unit owner for any loss or damage caused by the negligence, willful misconduct, or wrongful acts of such unit owner which are not covered by the Association's insurance. Further, nothing herein shall prevent modification of this policy at any time, prospectively but not retroactively, by action of the Board of Directors.

7. This Resolution shall be deemed effective upon the recordation of same as a "dedicatory instrument" in the Official Public Records of Harris County, Texas.

HUDSON OAKS 1B OWNERS' ASSOCIATION, INC., a
Texas non-profit corporation

x [Signature]
G. Glenn, Secretary
TREASURER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of SEPTEMBER, 2021, by G. GLENN, TREASURER Secretary of Hudson Oaks 1B Owners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation



[Signature]
Notary Public - State of Texas

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Pages 5
10/07/2021 10:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

**SECRETARY'S CERTIFICATE OF
HUDSON OAKS TOWNHOMES SECTION 1B
OWNERS' ASSOCIATION, INC.
(Supplemental RULES AND REGULATIONS - OCCUPANCY)**

The undersigned, being the duly elected, qualified, and acting Secretary of Hudson Oaks Townhomes Section 1B Owners' Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration (for Hudson Oaks Townhomes Section 1B" recorded in Vol. 79, Page 1, et seq., of the Condominium Records of Harris County, Texas (said recorded document, and all exhibits, and any and all amendments thereto being referred to collectively herein as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors of the Association held on MAX 31, 2022, with at least a majority of the Board of Directors being present, the "Supplemental Rules and Regulations - Occupancy" attached hereto as Exhibit "A" were adopted and approved by the Board of Directors pursuant to the authority granted by the Declaration and Section 82.102 (a)(7) of the TEXAS PROPERTY CODE.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 1 day of June, 2022.

**HUDSON OAKS TOWNHOMES SECTION 1B OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation**

By: Gene A. Mc Leroy
GENE A. Mc LEROY, Secretary